

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL8749**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Pro Service Company Building**
7. Building address: **422/424 Kimbark Street**
8. Owner name: **Lubovich Family Partnership**
Owner address: **2115 Longs Peak Ave.
Longmont, Colorado 80503**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **NW¹/₄** of **NW¹/₄** of **SE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491460**
Northing: **4446010**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **8, 9** Block: **50**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

Other Style (20th Century Commercial Building)

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- ____ Determined Eligible - National Register
- ____ Determined Not Eligible - National Register
- ____ Determined Eligible - State Register
- ____ Determined Not Eligible - State Register
- ____ Needs Data
- ____ Contributes to eligible National Register District
- ____ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Square Plan
15. Dimensions in feet **1600 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Concrete / Concrete Block
18. Roof configuration (enter one):
Flat
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):

21. General Architectural Description

The Pro Service Company Building is a square-shaped commercial structure which measures 40' north-south by 40' east-west. The building's west elevation fronts directly onto a wide concrete sidewalk which parallels Kimbark Street. Another, similar, commercial building at 426/428 Kimbark Street abuts this building on its north elevation. The Longmont Association of Realtors Building is just ten feet to the south. The one-story structure is supported by a low concrete foundation, with no basement. The façade wall (west elevation), is made of red and purple colored bricks, laid in stacked bond. The walls on the secondary elevations – to the south and east – are made of comprised concrete blocks which have been painted cream yellow. The roof is flat, covered with gravel/tar composition roofing material. A Mansard-type parapet wall, clad with wood asphalt shingles, projects above the roof line on the façade, and extends out over the sidewalk. Two large, single-light, fixed-pane store front windows, with red brick rowlock slipsills, flank the entry door on the façade. There are not windows on the secondary elevations. A glass-in-steel-frame entry door, with flanking sidelights, is centered on the façade. This door, leads from the sidewalk into a small foyer. Within the foyer, two additional doors lead into the building's two businesses: Pro Service Company – Plumbing, Heating and Cooling - is located in the building's north end at 424 Kimbark Street; Value Quote Insurance Services is located in the south end at 424 Kimbark Street. Two secondary entrances, on the building's east (rear) elevation, open onto an asphalt parking lot. One is a wood-paneled door, while the other is a steel door.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the east side of Kimbark Street, one block east of Main Street, in one of Longmont's oldest core residential neighborhoods. Platted in 1872 as part of Longmont's original townsite, this area is now home to a mixture of single family homes, with a few duplexes and small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1966**

Source of information:
Boulder County Assessor Records; Longmont City Directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Darrell Beck (probably)

Source of information:
Marvin Lubovich (property owner)

28. Original owner:
unknown

Source of information:
n/a

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Boulder County Assessor records list 1966 as this building's year of construction. This date is corroborated by the 1966 Longmont City Directory which has the notation "under construction" for this address. The building has not been added onto or had any major exterior alterations subsequent to its original construction. Sanborn Insurance maps and Longmont water records reveal that a dwelling was erected here on lots 8 and 9 sometime prior to 1890. The Sanborns show that the house had a small additions to the east elevation between 1895 and 1900, and again between 1906 and 1911. No outbuildings are depicted on the Sanborns through 1918; the 1930 Sanborn shows a garage and another small building located on the alley. A 1948 real estate appraisal photo depicts the house as a wood-frame dwelling, with intersecting gables, and with a large shed-roofed front porch. A canted bay window also shows in the appraisal photo, on the house's south elevation. City directories indicate that the dwelling existed here until the mid-1960s, when it was razed to make way for the current building.

30. Original location: **Yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Professional**
32. Intermediate use(s): **Commerce and Trade / Professional**
33. Current use(s): **Commerce and Trade / Professional**
34. Site type(s): **Plumbing Business / Insurance Office Building**

35. Historical Background

Constructed in 1966, the Pro Service Company Building replaced an early single-family dwelling, built on this lot prior to 1890. The home's earliest known occupant was A.F. Garner, and his wife, Mary E. Garner, who lived in the dwelling in 1906. According to that year's city directory, Garner was a partner in the Byrne and Garner Livery. Also rooming at this address in 1906 was Orville Mason. Mason was employed at Bartlett and Haas, a meat market on Main Street.

By 1916, the home belonged to H. Edmund Sturges. Henry Edmund Sturges and his wife, Marietta came to Longmont in 1914 from Greenville, Illinois. Mr. Sturges was a merchant police officer in Longmont for many years, before his death in 1931. Marietta Sturges died in April 1956, at the age of 86. The Sturges' resided at 424 Kimbark for only a few years, as by 1921, the home was owned by William P. and Sarah S. Jackson. Mr. Jackson was born in Indiana in 1863, married Sarah C. Jackson in Beloit, Kansas on September 12, 1886. The couple moved to Colorado in 1888, first living in Denver. In 1907, they moved to Lyons, before moving to Longmont in 1918. William Jackson was employed by the Longmont Flour Mills. The couple had two daughters and a son. In April 1926, William Jackson died of a heart attack at the age 63, while at work at the flour mill. Sarah remained in the family home until her own death in March 1952, at the age of 82.

By 1956, the home was owned by Everett D. and Josephine Jones, who owned it up until the time of its demolition. According to Marvin Lubovich (the current owner) Darrell Beck Sr., and his son, Darrell Jr. constructed the present commercial building on the site in 1966. The building's first occupants were Arrow Loan and Finance Inc., and the accounting firm of William E. Conley Jr. In the 1974 city directory, the loan company is supplanted by Transamerica Title Insurance, which remained for only a few years. In 1978, Conley's accounting firm occupied one half of the building, while the other half was vacant. By 1982, Conley's firm, now named Brown, Conley and Associates, had expanded into the entire building. Four years later, the building was the location of Grandma's Closet, a clothing consignment store, which operated here for about ten years. In 1998, the building was purchased by Marvin Lubovich as the new venue for his business, Pro Service. Since 2000, a portion of the building has been leased to Value Quote. The Lubovich family has been in Longmont since 1963; they originally lived in a home near 17th and Lamplighter Drive. Marvin's father was in the plumbing business, and both Marvin and brother George followed in his footsteps. George Lubovich owns Longmont Plumbing, while Marvin started Pro Service, a full-service plumbing, heating and cooling business in 1989.

36. Sources of Information

(Boulder County) "Real Estate Appraisal Card – Urban Master," On file at the Boulder Carnegie Library.

"H.E. Sturges Dies Monday Evening." *Longmont Ledger*, October 6, 1931, p. 1

Lubovich, Marvin. Interview with Carl McWilliams, February 2, 2001.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Resident Here 42 Years Dies." (Marietta Sturges obituary) *Longmont Times-Call*, April 28, 1956, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Sarah Jackson Dies Saturday." *Longmont Times-Call*, March 29, 1952, p.1.

"Water Ledger City of Longmont 1907-1910." On file at the Longmont Archives, Longmont Public Library.

"Wm. Jackson Drops Dead While at Work." *Longmont Ledger*, April 16, 1926, p. 1.

Resource Number: **5BL8749**
Temporary Resource Number: **N/A**

Architectural Inventory Form
(Page 5 of 7)

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

- A. Associated with events that have made a significant contribution to the broad patterns of our history;
- B. Associated with the lives of persons significant in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

- 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.
- 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.
- 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.
- 2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be

developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

xx Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture, Commerce

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1966, this building is presently well under fifty years old, and as such, it is ineligible for inclusion in the National Register of Historic Places. It does not meet any of the requirements for Criterion Consideration G, relating to properties which have archived significance, but are less than fifty years old. The property also does not meet any of the City of Longmont standards for designation as a local landmark.

43. Assessment of historic physical integrity related to significance:

This building has not had any additions, and its exterior appearance has not been appreciably altered subsequent to its construction in 1966.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **The property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing:

Noncontributing: **xx**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-1**

Frame(s): **5-8**

Negatives filed at:

**City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March1, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**